

SECTION III

PART C GUIDELINES FOR CAMPUS SITE SELECTION

1.00 General

The selection of a campus site entails consideration of many factors that will affect construction and operation in the future. Since no two institutions are alike, the overall requirements for a specific site will vary according to the specific need. What may be extremely important to an urban institution may be quite unimportant to a suburban or rural institution. The relevance of most factors will relate specifically to the major form givers of the institution such as:

- Student Population
- Educational Program
- Community Relationships

The initial development of site acreage requirements thus becomes an outgrowth of:

A. Buildings

Land Coverage
Circulation
Access

B. Outdoor Activities

Play Fields
Parking
Nature Preserves
Pedestrian and Automotive Circulation Systems

C. Expansion

The size of a site will vary with the specific concepts and goals for institutional development.

2.00 Enrollment and Building Space Projections for Site Analysis Purposes

Enrollment size targets and projections accepted by the Colorado Commission on Higher Education for planning purposes are shown in Section F.

- 2.01 Building space projections should be those calculated on the basis of procedures set forth in Section D of this planning document.

3.00 Review, Publication, Approvals

3.01 During the site selection study, CCHE staff review should accomplish:

At completion of preliminary site analysis and choice of specific sites to study in detail, and

At completion of detailed site analysis draft (prior to reproduction for final distribution).

These informal reviews will permit site selection to be coordinated between the institution and CCHE staff and will assist in avoidance of wasted effort.

3.02 The final site selection decision must have the following approvals prior to becoming official:

- Institution
- Governing Board
- Commission on Higher Education
- Governor of the State

4.00 Preliminary Site Analysis

Where many different sites are available, preliminary review and evaluation of each site should be made in order to determine the most likely ones for which detailed studies should be made. Factors to be considered should include the following (but not preclude others which might be unique to the institution.

1. Proximity to population center
2. Usable acreage required
3. Buildable area of site
4. Most desirable site shape
5. Appreciation value of real estate
6. Zoning adjacent to site
7. General soil conditions and general structural stability (using Geological Survey data, etc. -- no testing)
8. Site preparation costs (cut/fill)
9. Surrounding noise factors
10. Proximity to police and fire protection
11. Proximity to public transportation
12. Proximity to utility services and available infrastructure
13. Access to and from site (including adjacent freeways)
14. View to site
15. View from site
16. Location in relation to flood plane
17. Cost of operation and maintenance (due to site factors)
18. Approximate cost of property, total (no appraisals to be obtained)
19. Approximate cost of property, per acre (no appraisals to be obtained)

A general rating system should be used to allow comparisons and analysis. Careful study will allow a reasonable and rational selection of the most likely sites.

5.00 Detailed Site Analysis

Preliminary analysis should indicate the two or three most likely sites for which a detailed analysis should be made

Factors considered in the preliminary analysis should be expanded to provide more detail. It will now be necessary to obtain:

- A. Detailed topography -- United States Geological Survey (USGS) maps and details combined from observation and/or photography
- B. Utilities -- Detailed information from utility companies and districts or possible exploratory work if self contained utilities are to be developed
- C. Soils investigation -- Study to determine feasibility of constructing facilities on site. Look for possible expansive soils and explain their effect on foundations.
- D. Site appraisal -- Costs of land to be included in site.